

ALLEGHENY COUNTY LANDLORD RISK MITIGATION FUND

PROGRAM GUIDELINES

THE ALLEGHENY COUNTY DEPARTMENT OF HUMAN SERVICES NOW HAS A LANDLORD RISK MITIGATION FUND THAT CAN BE USED AS AN INCENTIVE TO LANDLORDS TO ALLOW THEM TO RENT TO CLIENTS WITH SIGNIFICANT HOUSING BARRIERS.

WHAT IS A LANDLORD RISK MITIGATION FUND?

- An additional Security Deposit that can act as insurance in case of excessive damage caused by a tenant.
- A fund to help off-set vacancy loss caused by your participant's abandonment.
- Extra "peace of mind" that can allow a landlord to take a chance on a tenant who participates in a housing assistance program that may not look good on paper or who has failed their screening criteria.

HOW TO OFFER

When selling your participants to landlords, stress that although some of them have barriers, they will be supported by your program with staff that can ensure that they comply with a lease, pay their rent on time, and treat their property with respect. Because of this support, we do not expect to use the Risk Mitigation Fund, but it is here in case something does occur.

HOW TO ENROLL

- Complete the Enrollment Form prior to or along with the client moving into the apartment.
- By completing the Enrollment Form, you will be enrolled in the Landlord Risk Mitigation Fund and may be entitled to any damage or loss of income caused by the tenant. This form **MUST BE ACCOMPANIED BY A DETAILED MOVE IN INSPECTION FORM** that may also include pictures or video evidence of the current condition of the apartment.
- Enrollment and Inspection forms must be e-mailed to landlordfund@allegHENYcounty.us.

CLAIM INFORMATION

- Claims for damage must be submitted to the Allegheny County Department of Human Services (DHS) at landlordfund@allegHENYcounty.us and verified by the Participating Landlord and the Service Provider with supporting documentation.
- Landlords may also make a claim to the fund for unpaid rent (up to one month) due to abandonment by the tenant.
- Claims cannot exceed \$3000 per unit and must be made no later than 3 years after the move in date.
- Landlords may also enroll multiple units if they have housed multiple program participants within their portfolio, but a list of those units and inspection forms must accompany each participant at their initial move in.
- Unfortunately, we cannot retroactively enroll tenants into this program.

If you have any questions, please call the Program Administrator at (412) 350-5606.